

ORDINANCE NO. M - 2300

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW
MASSAGE THERAPY AT 181719 DIXIE HIGHWAY IN HOMEWOOD,
COOK COUNTY, ILLINOIS.**

WHEREAS, 65 ILCS 5/11-13-1 *et seq.* authorizes municipalities under 500,000 population to determine and vary the application of their zoning regulations relating to the use of land; and

WHEREAS, 65 ILCS 5/11-13-1.1 authorizes the granting of a special use by passage of an Ordinance in districts where such a permit is required; and

WHEREAS, a request has been received for a special use permit for massage therapy at 18719 Dixie Highway; and

WHEREAS, the proposed use is to be located within a multi-tenant shopping center; and

WHEREAS, the subject property is located in the B-3, General Business zoning district; and

WHEREAS, massage therapy is allowed as a special use in the B-3 General Business zoning district; and

WHEREAS, the Homewood Planning and Zoning Commission reviewed and considered the request at its regular meeting on July 11, 2024, and recommended approval of a special use permit to allow the operation of massage therapy; and

WHEREAS, the President and Board of Trustees of the Village of Homewood, Cook County, Illinois deem it appropriate and are willing to grant a special use permit, subject to the terms and provisions hereof.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homewood, Cook County, Illinois, that:

SECTION ONE - FINDINGS OF FACT:

1. The subject property at 18719 Dixie Highway is zoned B-3 (General Business).

2. The applicant, Fei Li, is to be the business operator of the proposed use. Jason Diamond of Mega Properties, LLC is the property owner.
3. The applicant, Fei Li, has requested a Special Use Permit in the B-3 zoning district to operate a massage therapy facility, as required per Table 44-03-04 of the Village Zoning Ordinance.
4. The proposed use will occupy a tenant space with a total of 1,200 square feet of gross floor area, located within an existing building classified as a multi-tenant commercial center.
5. The existing property provides 80 parking spaces. The property exceeds the parking requirements per the Zoning Ordinance.
6. The commercial center meets Village of Homewood requirements for ingress/egress, exterior lighting, and utility access and is suitable for supporting the proposed use.

SECTION TWO – LEGAL DESCRIPTION:

The subject property is legally described as follows:

The North 32 feet of Lot 87 and Lots 88, 89, 90, 91, 92, and 93 in O. Reuter and Company’s Idelwild Terrace, being a Subdivision of the North ½ of the Southeast ¼ of Section 6, Township 35 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 32-06-400-003-0000

Common Address: 18719 Dixie Highway
Homewood, IL 60430

SECTION THREE – ISSUANCE OF SPECIAL USE PERMIT:

A special use permit is hereby granted to ReLax Massage, applicant Fei Li to operate massage therapy at the above-described property.

SECTION FOUR – ADDITIONAL MATERIALS TO BECOME PART OF THIS ORDINANCE:

The following documents are hereby made part of this Ordinance:

The Homewood Planning and Zoning Commission minutes of July 11, 2024, as they relate to the subject zoning.

The Homewood Village Board minutes of August 13, 2024, as they relate to the subject zoning.

SECTION FIVE- RECORDING:

The Village Attorney shall cause this Ordinance without attachments to be recorded in the Office of the Cook County Clerk - Recording Division.

PASSED and APPROVED this 13th Day of August, 2024.

Village President

Village Clerk

YEAS: _____ NAYS: _____ ABSTENTIONS: _____ ABSENCES: _____